

S U M M A R Y

FILE NO.	2206	Thomas Guide Map No.	654
		Date Received:	07/12/05
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ENTITY	Southwest Suburban Sewer District	Date Filed:	
ACTION	Resolution for Annexation	Expiration 45 Days:	08/26/05
TITLE	Gregory Heights	Board Meeting:	08/11/05

Location	The annexation area is located within the City of Burien. The site is bounded on the north by SW 163 rd Street and on the south by SW 172 nd Street (Sylvester Road). The western boundary is formed by 35 th Avenue SW. The eastern boundary is variously formed by 27 th Avenue SW and 26 th Avenue SW (if extended).
Land Area	Approximately 74 acres (178 parcels)
Population	Estimated at 416 people
Assessed Valuation	Approximately \$66,618,000
County Comprehensive Plan	Not applicable
County Zoning	Not applicable
City Comprehensive Plan	Residential Uses – Single-Family
City Zoning	Residential Uses (R-4 - maximum 4 units per acre)
District Comprehensive Plan	Southwest Suburban Sewer District Comprehensive Plan (Adopted 1999)
District Franchise	The City of Burien and the Southwest Suburban Sewer District have a Franchise Agreement which provides for service to properties in the Gregory Heights Area.
Urban Growth Area (UGA)	The Gregory Heights Annexation Area is located within the Urban Growth Area as established by the King County Comprehensive Plan
SEPA Declaration:	An Environmental Checklist was prepared for the Gregory Heights Area. A Determination of Non-Significance was issued in May 2005

ENTITIES/AGENCIES NOTIFIED:

King County Council Member(s)	Dow Constantine, Julia Patterson
King County	Clerk of Council, Department of Assessments, Fire Marshal, Health Division, State Department of Ecology, Puget Sound Regional Council, Municipality of Metropolitan Seattle (Metro)
Cities:	Burien, Normandy Park
Fire Districts:	King County Fire Protection District No. 2
Water Districts:	King County Water District (No. 49); Highline Water District
Sewer Districts:	Midway Sewer District
School District:	Highline School District No. 401

SUMMARY - File No. 2206

The Southwest Suburban Sewer District proposes to annex approximately 74 acres of land (178 parcels) within the corporate limits of the City of Burien. The site is bounded on the north by SW 163rd Street and on the south by SW 172nd Street (Sylvester Road). The western boundary is formed by 35th Avenue SW. The eastern boundary of the site is variously formed by 27th Avenue SW and 26th Avenue SW (if extended).

The Southwest Suburban Sewer District includes the Annexation Area in its Comprehensive Plan. Southwest Suburban Sewer District representatives report that the District has necessary capacity to serve the Gregory Heights Area.

The Gregory Heights Annexation is being proposed by the Southwest Suburban Sewer District at this time in order to facilitate the provision of coordinated sewer services to currently developed properties and to new development. Annexation will also provide residents an opportunity to participate in elections for the Southwest Suburban Sewer District.

The Southwest Suburban Sewer District initiated this annexation proposal pursuant to the provisions of RCW 57.24.170 (Annexation of Unincorporated Territory) which permits the District Board of Commissioners to resolve to annex territory that is less than 100 acres in size and has at least 80% of its boundaries contiguous to municipal corporations. The proposed annexation area (at 74 acres) is entirely contiguous to the existing Southwest Suburban Sewer District service area. A Resolution for Annexation was approved by the District in March of 2005.

Southwest Suburban Sewer District representatives report that the proposed annexation is consistent with the State Growth Management Act (RCW 36.70). For example, the Growth Management Act policies encourage provision of basic services to urban areas. The Annexation site is entirely within the Urban Growth Area.

Southwest Suburban Sewer District representatives report that the proposed annexation is also consistent with the King County Comprehensive Plan. The proposed Annexation specifically addresses King County Countywide Planning Policies. For example, the Annexation is reportedly consistent with Policies FW-29, FW-30, and FW-31 which call for areas within the Urban Growth Boundaries to be provided a full range of urban services. The Annexation is similarly consistent with Policies CO-1 – CO-13, pertaining to the provision of public sewer services within the Urban Growth area. Provision of sanitary sewer service also facilitates environmental protection consistent with the King County Comprehensive Plan.

Southwest Suburban Sewer District representatives report that the proposed annexation is also consistent with the City of Burien Comprehensive Plan. For example, the Annexation is reportedly consistent with Policy F-245, Goal UT-1 (Policy UT-1.6), and Goal UT-3 which address requirements for provision of urban services to lands within the City of Burien.

The Gregory Heights Annexation Area is a residential community. Currently, 158 properties are developed with single-family homes. Of these developed properties, 41 households (95 residents) are receiving services from Southwest Suburban Sewer District under special agreements. The remaining 117 households are currently served by septic systems. Approximately 20 additional parcels are permitted for residential uses but are undeveloped at present.

The Gregory Heights Annexation will not have any impact on the area's land use designations, zoning, population allocations, or other public facilities/services associated with growth management planning for Gregory Heights. The proposal will not affect current or future services (e.g., fire district services or water district services).

Southwest Suburban Sewer District representatives report that this proposed annexation is also consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the annexation would help to preserve the community (Objective 1) by offering services that will protect and enhance residential uses. The proposed annexation is also consistent with Objective 3, which calls for logical and viable service areas. Similarly the annexation would be consistent with Objective 4 and Objective 7 which call for regular and practical boundaries. More specifically, the Southwest Suburban Sewer District has approved plans, technology, and resources required to provide coordinated, orderly service to properties within the District.

Southwest Suburban Sewer District representatives report that all costs associated with extending service to the property will be the responsibility of property owners within the annexation area. Establishment of a Utilities Local Improvement District (ULID) may be needed for the construction of required new facilities. Revenue gain will be limited to connection charges and monthly fees associated with connecting new customers to the existing sewer system.